



- The property is located on Lot 3 within the Maple Grove Commercial Subdivision.
- Access is located off Grove Pass that runs parallel with Whitestown Parkway. Additional Right-In/Right-Out access is provided along Whitestown Parkway. A traffic study has been conducted for accurate and functional design.

Area History

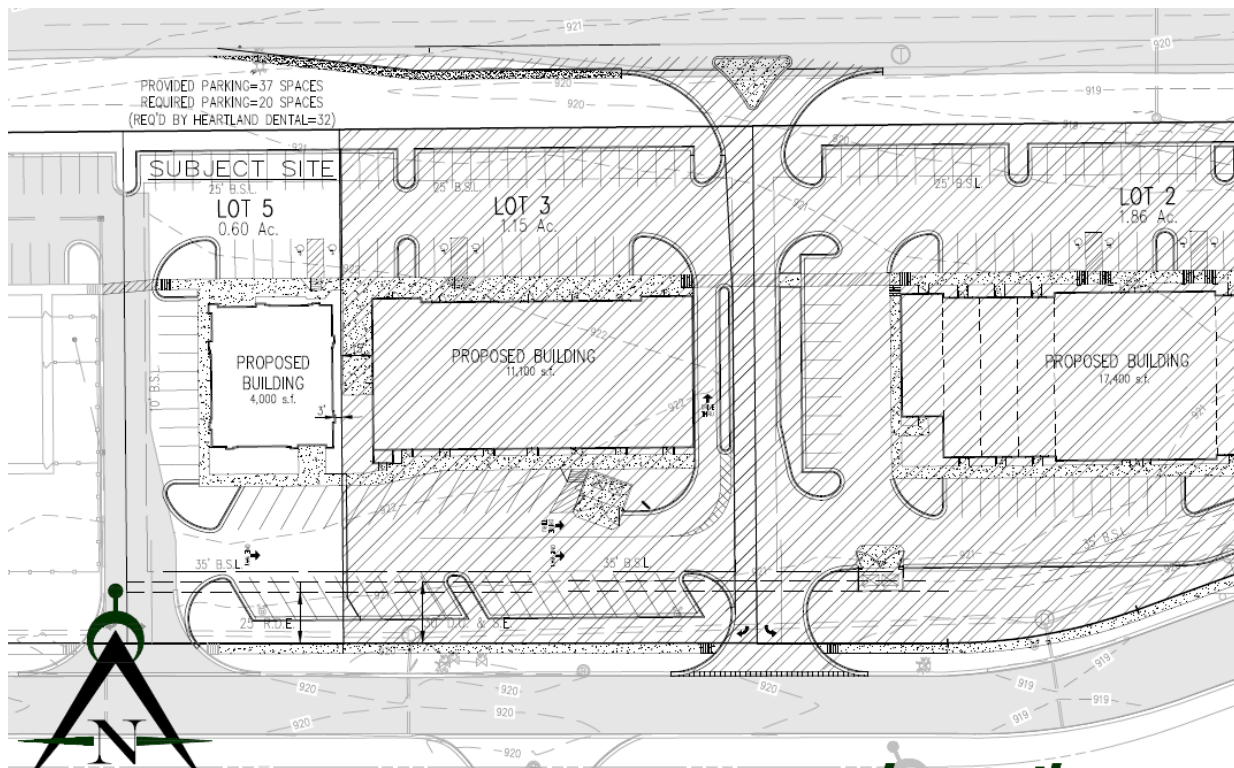
- The Maple Grove Commercial Subdivision was rezoned in 2007 under the Boone County Area Plan Commission (Ord #2007-06). The Area Plan Commission GB description differs from the newly updated Whitestown UDO.
- The WPC Approved text amendments to update the GB language and permitted uses to reflect the updated Whitestown UDO at their 6/13/2016 meeting (Docket #PC16-010-TA).
- The WPC approved the Concept Plan at their 10/17/2016 meeting.
- A variance has been approved through the WBZA at their 10/6/2016 meeting to reduce the setback line along the eastern border to allow for a zero lot line (Docket #BZA16-008-VA).

Proposed Development

Lot 5 of the Maple Grove subdivision is proposing a 4,000 square foot dental office to be known as Heartland Dental. Normal business hours are expected to be 8am-5pm and occasionally open until 7pm and Saturday morning. The expected workforce will be 12-14 employees.

Access will be from the south curb cut to Grove Pass. There are no significant traffic impacts expected for this type of business.

The Development Plan is shown below:



Compliance

The proposed project is designated and zoned to be GB General Business. This district would be used for most types of business and service uses. Development in this district requires connection to public water and public sewers and Development Plan approval. TAC has reviewed and all revisions have been addressed. This Development Plan also abides by the Whitestown UDO.

Staff Recommendation

Staff recommends that the WPC approve the Development Plan known as PC16-032-DP Maple Grove Lot 5.